

City of Washington Terrace

Minutes of a Special Planning Commission Meeting held on
Thursday, October 24, 2013
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Wallace Reynolds – Excused
Vice Chairman Scott Larsen
Commissioner Scott Barker
Commissioner Larry Weir
Commissioner Dan Johnson
Commissioner T.R. Morgan- Arrived at 6:32 p.m.
Commissioner Charles Allen
Chief Building Inspector Jeff Monroe
City Recorder Amy Rodriguez
Planning Attorney Bill Morris

Others Present

Cory Robison, Wyatt Cloward, Will Peterson

1. ROLL CALL

6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. RECURRING BUSINESS

4.1 MOTION: APPROVAL OF AGENDA

**Motion by Commissioner Barker
Seconded by Commissioner Allen
to approve the agenda
Approved unanimously (5-0)**

4.2 MOTION: APPROVAL OF MINUTES FOR SEPTEMBER 26, 2013

Commissioner Allen noted a wording error on line 81 and Commissioner Weir suggested clarifying that the site plan for the hospital included the courtyard as well as the façade. Both changes will be made to the official minutes.

**Motion by Commissioner Johnson
Seconded by Commissioner Barker
To approve the minutes for September 26, 2013
With the above changes
Approved unanimously (5-0)**

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5. NEW BUSINESS

**5.1 DISCUSSION/MOTION: APPROVAL OF LOT LINE ADJUSTMENT FOR
STONEHENGE SKILLED NURSING HOME TO BE LOCATED AT
NORTHEAST CORNER OF ADAMS AVE. AND 5700 SOUTH**

Monroe stated that the proposal is to move the east boundary line for the development of the project, stating that the adjustment would be small. Monroe stated that the mylar will be recorded once it is signed. Commissioner Allen asked that the request for the boundary line be in writing. Monroe stated that the application is in writing and the mylar will be signed by all parties involved and recorded with the county.

**Motion by Commissioner Weir
Seconded by Commissioner Allen
To approve the lot line adjustment for
Stonehenge Skilled Nursing Home
To be located the Northeast Corner of
Adams Ave. and 5700 South
Approved unanimously (5-0)**

**5.2 DISCUSSION/MOTION: APPROVAL OF SITE PLAN FOR STONEHENGE
SKILLED NURSING HOME**

Cory Robison, representing the Stonehenge Skilled Nursing Home, stated that the 52 bed facility will be used as a transition for patients from hospital to home. He stated that they will be equipped for long term and short term care. He stated that qualification for residents is 3 midnight stays in the hospital after surgery. Commissioner Allen stated that he would like to see the following items: City engineer report, Fire Department report, landscaping plan, and floor plan. Monroe stated that the floor plan will be submitted for the building permit and the current site plan details the outside of the building. Monroe stated that the fire chief is still reviewing the plat. Monroe stated that the City engineer sent a letter to the developers detailing requested changes and adjustments. Robison said that the changes have been made and that they have sent an email sent back to engineer instead of Monroe. Monroe stated that the plans were reviewed by staff and City engineer at the Development Review meeting held last month. Monroe stated that the City has not officially received the corrections from the engineer as of yet. Monroe stated that the Commission can deny the request or approve while giving staff responsibility to ensure that all items of concern are completed before the building permit is completed. Commissioner Larsen stated that at this stage in the process it seems reasonable to entrust staff to review for completion. Monroe stated that city is recommending some changes on the placement of propane tanks; however the official report from fire chief has not been received. Commissioner Allen inquired about sanitary storage and the disposal of hazardous and infectious material. Robison stated that the facility builds to hospital code and is highly regulated by the health department. Commissioner Allen inquired about snow removal plans. Robison stated that they accounted for snow removal when they developed the landscaping plan. He also noted that there is a large basin on the southeast corner for snow storage if needed. Commissioner Allen

95 inquired about access for fire trucks and ambulances. Robison stated that they follow the plans
96 required by the City and the State Health Department. Commissioner Allen stated that he is
97 concerned with the privacy of the residents noting that there is not a fence proposal. He stated
98 that the privacy and safety of the residents is paramount. Robison stated that they are balancing
99 wanting to have privacy but also not wanting to obstruct the view. He stated that they are not
100 opposed to having a fence but are working with the landowner who will be sharing the area.
101 Robison stated that the residents should only be staying for 18-20 days. He stated that safety is
102 highly regarded. He also noted that there will be a wander guard for wander risks. He stated that
103 they are highly regulated and the State makes sure that details are taken care of.
104 Commissioner Allen noted a discrepancy on the plat regarding the number of parking stalls.
105 Robison stated that they will review the plat to make sure that there are 68 stalls. Commissioner
106 Allen asked if there should be handicapped parking in the rear of the building. Robison explained
107 that they must be able to drop off patients in covered parking and that is why the handicapped
108 stalls are located in the front. Robison stated that there will be a Stonehenge replica on site. He
109 also stated that they will be employing 75-80 staffers. Robison stated that they will comply with
110 City or State lighting codes, whichever is stricter between the two.

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5.3 DISCUSSION: DECEMBER MEETING SCHEDULE

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6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND ZONING ISSUES

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7. PLANNING COMMISSION COMMUNICATION WITH STAFF

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8. UPCOMING EVENTS

November 5th: Election Day

November 19th: Council Meeting 6:00 p.m.

November 21st: Planning Commission 6:00 p.m.

9. MOTION: ADJOURN THE MEETING

Motion by Commissioner Johnson

Seconded by Commissioner Barker

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To adjourn the meeting
Approved unanimously (6-0)
Time: 6:36 p.m.

Date Approved

City Recorder